

From: Martyn White
Sent: 16 May 2019 13:47
To: Planning.Responses
Cc: Simon Davis
Subject: FW: BR/270/18/PL

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The application site is an existing retail unit which is located within the Bognor Regis pedestrian precinct.

The proposed development is substantial in nature, and as such has the potential to be visible from a different number of locations. Bognor Regis has a substantial amount of heritage assets within the town including conservation areas, listed buildings and locally listed buildings.

I note that information has been provided within the planning statement related to Conservation and heritage considerations. It should be noted that the Local Plan references are incorrect, and require amendment.

Of note is the fact that the application site is located close to several Buildings of Character, it is approximately 100m from a Grade II Listed Building (The William Hardwicke, High Street); and approximately 150m from the edge of The Steyne Conservation Area. These assets are located within an urban context, with those within the high street being of mixed use with retail on the ground floor and residential above.

The conservation area is mainly focused around the two squares; Waterloo and the Steyne. These squares are flanked by nearly continuous, street fronted, development. Whilst there is a variety in age, style and size of buildings, they are generally 2/3 storeys high.

It is considered that, due the height of the development it will be visible from within the conservation area. This opinion is confirmed by the Visual impact Assessment. The development would be read in the context of the other surrounding taller development, namely Fitzleet House.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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